City of Lafayette
City Council Special Meeting
Redevelopment Agency Special Meeting
ACTION MINUTES

Lafayette Community Center **May 18, 2009**
500 St. Mary's Road, Lafayette, California **5:30 pm**

1. CALL TO ORDER

Mayor Tatzin called the meeting to order at 5:35 pm.

2. ROLL CALL

Present: Council Members: Mayor Tatzin, Vice Mayor Andersson, Councilmembers Anderson, Anduri, Federighi

Absent: Council Members: None

Staff: Steven Falk, City Manager; Ann Merideth, Community Development Director; Niroop Srivatsa, Planning & Building Services Manager; Joanne Robbins, City Clerk

3. ADOPTION OF AGENDA

ACTION: It was M/S/C to adopt the agenda. Vote: 5-0-0 (Ayes: Tatzin, Andersson, Anduri, Federighi, Anderson; Noes: None; Absent: None).

4. PUBLIC COMMENTS

Mayor Tatzin said the County Grand Jury had requested information about the Council's expense reporting and that information will be forwarded to the County.

5. OLD BUSINESS

Continued consideration of the Draft Lafayette Downtown Strategy and Specific Plan.

The Council agreed to meet until 9:30 pm and to follow the same meeting format as used at the May 9 meeting.

Height and Density

Mayor Tatzin recommended that different height and density recommendations be considered as EIR alternatives.

Community Development Director Merideth presented the overall height and density recommendations from the Draft Plan, Advisory Committee, Design Review Commission, Planning Commission and staff.

Community Development Director Merideth and Planning & Building Services Manager Srivatsa provided the information on implications of reducing height limits, including effects on housing requirements. The Council discussed this information.

Public comments on height and density: George Burtt, Traci Riley, Byrne Mathisen, Jim Andrew, Peter Gutzwiller, David Hemenway, Will Birdsey, Brian Veronda, Jay Lifson, Tom Chastain, Eliot Hudson, Guy Atwood, Bobbie Frietas, Carol Singer, Erling Horn

The Council discussed height and density, and agreed to develop a project height and density standard, a lower intensity alternative, and a higher density alternative to be analyzed in the EIR.

For the project alternative, the Council agreed to use the Planning Commission recommendations as shown on its plan with the following changes:

- West End District:
  - The Village Center dog-leg south of Mosswood stays out of the Plan.
  - For parcels fronting on both sides of Mount Diablo Blvd, the height limits would be 25 feet by right / 35 feet with conditions.
  - For the remaining parcels in the district, the height limit would remain 35 feet by right.
  - Density would remain at 35 du/acre throughout the district.
- Downtown Retail District:
  - E: Retain with a note that it is a special situation because of the AT&T facility.
  - A, C, C2: For parcels fronting on Mount Diablo Blvd, the height limit would be 25 feet by right / 35 feet with conditions / 43 feet with additional conditions. For the remaining parcels in the district, the height limit would remain at 35 feet by right.
  - G, D: No changes from Commission recommendation.
  - Density would remain at 35 du/acre throughout the district.
- Downtown Residential and Downtown Residential West Districts:
  - Retain 35 feet by right and 35 du/acre throughout the districts.

The Council also agreed to the following:

- The conditions for additional height must include setbacks and stepbacks.

- Additional information is needed about potential impacts if buildings are made non-conforming, including insurance, financing, rebuilding after a disaster.

6. CONSENT CALENDAR

ACTION: It was M/S/C to approve Consent Calendar item A2, as amended. Vote: 5-0-0 (Ayes: Tatzin, Andersson, Anduri, Anderson, Federighi; Noes: None: Abstained: None.

7. ADJOURNMENT

The Council / Agency Board adjourned the meeting at 9:40 pm to a special meeting on May 20, 2009.

APPROVED:

_____

Don Tatzin, Mayor

ATTEST:

_____

Joanne Robbins, City Clerk